

**EXHIBIT LRP2009-00002:B**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING TITLE 23 OF THE SAN LUIS OBISPO COUNTY CODE, THE COASTAL ZONE LAND USE ORDINANCE, CHAPTERS 23.04 AND 23.08 BY AMENDING SECTIONS 23.04.166 C (9) AND 23.08.260, AND ADDING SECTION 23.08.269 RELATING TO EMERGENCY SHELTERS, SUPPORTIVE HOUSING, AND TRANSITIONAL HOUSING

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 23.04.166 C(9) of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended as follows:

USE	PARKING SPACES REQUIRED	PARKING LOT TURNOVER	LOADING BAY DENSITY
<u>Emergency Shelters</u>	<u>1 per 6 adult beds, plus 1 per on-site staff person and volunteer plus 1 per 10 adult beds for service vehicles</u>	<u>Low</u>	<u>Low</u>
Hotels, Motels	2 spaces, plus 1 per unit, plus 1 per 10 units	Medium	Low

SECTION 2: Section 23.08.260 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended as follows:

**23.08.260 - Transient Lodgings:** Overnight and short-term lodging facilities identified as allowable, S-12 uses by the Land Use Element (see Coastal Table O, Part I of the Land Use Element), are subject to the provisions of the following sections:

- 23.08.261 Bed and Breakfast
- 23.08.262 Hotels and Motels
- 23.08.264 Hotels, Motels - Condominium or Planned Development
- 23.08.265 Home Stays
- 23.08.266 Recreational Vehicle Parks
- 23.08.268 Temporary Construction Trailer Parks
- 23.08.269 Emergency Shelters

SECTION 3: Add new Section 23.08.269 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, as follows:

**23.08.269 - Emergency Shelters:** The following standards apply to emergency shelters, which include housing with minimal support services to homeless persons.

- a. Permit requirement.** Minor Use Permit on sites in the Public Facility, Commercial Service, and Industrial land use categories within urban reserve lines. Emergency shelters are not allowed outside of urban reserve lines.
- b. Maximum number of persons.** An emergency shelter facility may allow up to 100 persons.
- c. Onsite waiting and client intake areas.** A minimum of seven percent of the total square footage of an emergency shelter shall be designated for indoor onsite waiting and client intake areas.
- d. Onsite management.** A minimum of one on-site manager or supervisor plus additional staff and volunteers for up to 50 shelter beds. A minimum of two on-site managers or supervisors plus additional staff and volunteers for 51-100 shelter beds. On-site management shall be provided during hours of operation.
- e. Proximity to other emergency shelters.** No emergency shelter shall be within a 300 foot radius from another emergency shelter.
- f. Length of stay.** Individual occupancy is limited to six consecutive months or less. However, individual emergency shelter occupancy policies apply. Emergency shelters providers may allow clients to stay more than six months if no subsequent housing has been identified.
- g. Lighting.** External lighting shall be provided for security purposes, and shall be in compliance with the provisions of Section 23.04.320.
- h. Security during hours of operation.** At least two security cameras are required with video recording capability. For emergency shelters with 50 or more clients, at least one security guard is also required.

SECTION 4. That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of its consideration, and the evidence presented at the hearings on said matter, determined that the proposed negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 5. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of

Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6. This ordinance shall become operative only upon approval by the California Coastal Commission and upon acknowledgment by the San Luis Obispo County Board of Supervisors of receipt of the Commission's resolution of certification.

SECTION 7: Before the expiration of 15 days after the adoption of this ordinance by the San Luis Obispo County Board of Supervisors, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

WARREN R. JENSEN  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

Dated: \_\_\_\_\_